FILED 10/13/2026 9:11:03 AM FRCL-2026-7632 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 13, 2026

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L RANDLE, EBBIE MURPHY, STEVE LEVA, BENJAMIN K WILLIAMS, OR BENJAMIN H HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy , Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date October 23, 2025

Grantor THE SMART RISE 77 LLC, a Texas limited liability company

Beneficiary LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address 5000 Plaza on the Lake, Suite 320
Austin, Texas 78746

Trustee BENJAMIN K WILLIAMS or BENJAMIN H HA

Recording Information Document No RP-2025-426294, Official Public Records, Harris County, Texas

UNOFFICIAL COPY

Property

Lots 1-4, in Block 1, of Vantage on Velasco, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No 696316, of the Map/Plat/Official Records of Harris County, Texas

NOTE:

Date October 23, 2025

Amount $1,712,000 00

Debtor THE SMART RISE 77 LLC, a Texas limited liability company

Holder LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY.

Tuesday, November 3, 2026, at 10 00 a m

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PLACE OF SALE OF PROPERTY.

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY) The sale will begin at the Time of Sale or not later than three hours thereafter

Benj E Williams

BENJAMIN E WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy , Suite 201
Austin, Texas 78729
(512) 872-6088

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